

TDC Blue Ribbon Committee  
January 24, 2007 Meeting Minutes Final

**Members Present:** Farm Bureau – Joy Fitzhugh; ECOSLO- Maria Lorca; Sierra Club – Susan Harvey; Existing TDC receiver site – Chad Whittstrom; Development Firm – Dennis Sullivan; Land Conservancy – “BK” Bruce Richard; Subdivision Review Board, Public Works – Richard Marshall ; Subdivision Review Board, Air Pollution Control Board – Aeron Arlin Genet; General Public – Mellissa Boggs; General Public - Christine Volbrecht; South County Community Advisory Group - Jesse Hill; Templeton Area Advisory Group - Nicholas Marquart ; City of Paso Robles- Ron Whisenand Ag Liaison – Mark Pearce; City of San Luis Obispo – Kim Murry; Active Agriculturalist – Charles Whitney.

**Members Absent:** None

**Committee Staff Present:** Karen Nall, Planning and Building, Kami Griffin, Planning and Building  
**Others Present:** Dorothy Jennings, Lynda Auchinachie Co Ag Department, Sue Luft, Michael Winn, Kathryn Sweet, David Mena, Morgan Rafferty.

Public Comment: Karen Nall requests any Public Comment for items not on the agenda. Susan Harvey hands out a proposal for South Atascadero community based draft plan. Maria Lorca notes that only south county has a community based program. Chris Volbrecht notes that she doesn't feel it should be brought to this committee because it is a draft created by community members. Dorothy Jennings notes that she is glad it was brought to the committee because she is interested in hearing where others are working on community plans. Michael Winn comments on the South County plan. Sue Luft notes that two TDC project will be heard by TAAG tonight.

Richard Marshall was appointed as official timekeeper.  
Charlie Whitney reported on his efforts to engage Atascadero in the TDC effort. The Blue Ribbon Committee supports his efforts.

Group Discussion of "What has the TDC Program accomplished". The following lists are individual member's opinions.

1. \$60,000 into Blake Lake for restoration project.
2. Preserved agriculture and open space.
3. 5,634 acres preserved.
4. Controversy
5. Increased density within URL's
6. Created increase in awareness of the difficulties of Ag owners to remaining in agriculture.
7. Keep ranchers in agriculture.
8. GPA's required the use of many credits.
9. Retired antiquated subdivisions.
10. Allowed flexibility of development to allow designs to help avoid environmental issues.
11. Cambria successful program.
12. Limited secondary dwelling for some receiving site.
13. Required for mitigation
14. Receiver site identified in area plans.
15. Incentive to BOS to not issue certificates of compliance.

Group Discussion of "what are the problems with the current TDC Program". The following lists are individual member's opinions.

1. No support for the program by the County.
2. Lack of clear connection or benefit between sending and receiving sites.

3. Agreement of appropriate area for receiving sites including community and BOS support
4. Lack of consistency.
5. Equity of open space created (sending sites) compared to receiver credits created.
6. PC letter identified issues.
7. Citizen View – prepared by Creston Citizen Guide for Ag Land Preservation.
8. Sending site easements and allowable uses clarified.
9. Bonus. Development eliminated versus development created.
10. Parcels that cannot otherwise be split created a lot of controversy.
11. Cities participation needed.
12. Continued sprawl by receiving site locations.
13. Public benefits.
14. Channeled TDC into specific areas
15. Accessible sending site locations.
16. Community based plan needs to identify receiving sites to assured the use of TDC.
17. Incentives for compact urban design within URL and VRL.
18. Sphere of influences.
19. Lack of services for receiver sites, outside URLs
20. Without trust, lack of support
21. Lack of EIR
22. Circumvents general plan and planning area standards.

Kami Griffin provides corrections and clarifications. Kami Griffin notes that copies of the boiler plate easements are in the back of the TDC program handout. Group requests copies of TDC Program handout. Karen Nall will check if electronic version is available.

Meeting adjourned. Next Meeting February 14 in room 161 of New Government Center...